

Alpine: Preliminary Draft Zoning Use Regulation Changes

ID	General Location	General Plan Designation	Existing Zoning	Staff Recommended Zoning	Rational
1	Northwest of I-8 / West Willows Road interchange; and Two areas along northern boundary of Viejas Reservation	Semi-Rural Residential 1 (SR-1)	Limited Agriculture (A70)	Rural Residential (RR)	Appropriate zone for Semi-Rural Residential (SR-1) designated area that includes large areas developed predominately with single family residences.
2	Southwest of I-8 / West Willows Road interchange; and Adjacent non-FCI lands to the west	Village Residential 2 (VR-2)	Limited Agriculture (A70)	Urban Residential (RU)	Appropriate zone for Village Residential land use designation and multi-family building type.
3	South of I-8 / West Willows Road interchange	Rural Commercial	Limited Agriculture (A70)	Rural Commercial (C40) Density: 2 du/acre	The change to a Rural Commercial designation requires an appropriate use regulation. C40 is appropriate because it is intended for commercial uses serving semi-rural areas with a broad range of goods and services.
4	Non-FCI lands south of I-8 between I-8 and Alpine Boulevard to the west of West Willows Road	Rural Commercial	Service Commercial (C38)	Rural Commercial (C40) Density: 2 du/acre	Appropriate zone for the proposed change from an Industrial to Rural Commercial land use designation.
5	Single parcel on north side of West Willows Road to the west of the Indian Health Center	General Commercial	Residential-Commercial (RC)	General Commercial-Residential (C34) Density: 2 du/acre	Appropriate zone that allows both residential land uses and commercial land use compatible with adjacent residential development.
6	Area north of I-8 between I-8 and the Viejas Reservation to the east of the Viejas casino	Village Core Mixed Use	Limited Agriculture (A70)	General Commercial (C36); OR General Commercial-Residential (C34) Density: 20 du/acre	Both a C34 or C36 designation would be appropriate for this area. They are very similar in the Commercial uses they allow, but under the C36 designation residential uses are only allowed as a secondary use. (See separate comparison of the C36 and C34 zones)
7	Parcel between East Willows Road and I-8 to the east of the Indian Health Center; and Nonreservation area north of East Willows / I-8 interchange	Rural Commercial	Limited Agriculture (A70)	Visitor-Serving Commercial (C42)	Visitor-serving land uses are proposed in the vicinity of the Interstate interchange with East Willows Road.

Summary of Use Regulations

RESIDENTIAL

RS, RD, RM, RV, RU	Residential use regulations. Refer to the density designator and building type designator in the Zone Box for more complete information RMH – Residential Mobile Home. Family Residential use in a mobile home
RR	Rural Residential. Family Residential uses permitted with Group Residential, limited packing and processing, and other uses allowed by Use Permit. Intended to create and enhance residential areas where agricultural use compatible with a dominant, permanent residential use is desired. Typically would be applied to rural or semi-rural areas where urban levels of service are not available and where large lots are desired. Various applications can create buffers between residential and agricultural uses, family or small farm areas, or large lot rural residential developments.
RC	Residential-Commercial. Intended for mixed residential-commercial areas where residential uses predominate, and limited commercial, office and sales are allowed by Use Permit

COMMERCIAL

C30	Office-Professional. Allows administrative and professional offices and other limited commercial uses
C32	Convenience Commercial. Intended for retail commercial uses conducted inside buildings of limited size to serve immediate need of surrounding residential areas. Residences may be permitted as secondary uses of commercial buildings.
C34	General Commercial-Residential. Intended for mixed commercial-residential developments. General retail and residential uses permitted. Uses generally required to be enclosed within buildings. Outdoor uses may be allowed by Use Permit. Intended to create and enhance areas where a mixture of commercial uses and residential uses is desired. Typically applied in areas where multi-family dwellings in combination with commercial uses are desired. Various applications can create areas where a single structure may serve a principal commercial function and a secondary residential use, or where a separate residential or a commercial structure is appropriate.
C35	General Commercial/Limited Residential. Intended to create and enhance areas where a mixture of commercial uses and residential uses is desired. General retail uses permitted. Uses generally required to be enclosed within buildings. Residential uses and outdoor uses may be allowed by Use Permit. Typically applied in areas where multi-family dwellings in combination with commercial uses are desired. Various applications can create areas where a single structure may serve a principal commercial function and a secondary residential use, or where a separate residential or a commercial structure is appropriate.
C36	General Commercial. General retail sales and services permitted if conducted within buildings. Outdoor uses may be allowed by Use Permit. Residences may be permitted as secondary uses. Intended to create and enhance commercial areas where a wide range of retail goods and services are permitted. Typically applied where central area commercial facilities were desired in association with administrative and office uses. Various applications can create community or regional shopping complexes, central business districts, or small but highly diverse commercial developments.
C37	Heavy Commercial. Same as C36, except enclosure of uses not required, and additional wholesaling and other uses permitted. Industrial uses conforming to performance and power standards are permitted. Residences may be permitted as secondary uses.
C38	Service Commercial. General commercial, wholesaling and service uses. Industrial uses conforming to performance and power standards permitted. Residences may be permitted as secondary uses.
C40	Rural Commercial. Intended for commercial centers which serve predominantly rural or semi-rural areas with a broad range of goods and services.
C42	Visitor-Servicing Commercial. Intended to create and enhance areas devoted to the provision of recreational and tourist services. Other uses are very limited. Typically, these uses would be applied to areas where tourist-oriented recreational opportunities exist and associated facilities and services are desired. Various applications of the C42 Use Regulations with appropriate development designators can create an intensive use recreational village, vacation spa, or resort, or in areas considered generally unsuitable for intensive development, more rural, open recreation-oriented developments. Permitted uses include Convenience Sales and Personal Services, Eating and Drinking Establishments Participant Sports and Recreation, Specialty Retail, Transient Habitation such as campgrounds, lodging and resorts.
C44	Freeway Commercial. Intended to create and enhance areas where automobile associated traveler services are desired. Typically applied adjacent to freeway interchanges or in areas with convenient access to freeways. Various applications can create a limited service area with a gas station and restaurant, or a more extensive service area including motels and overnight travel trailer accommodations.

Summary of Use Regulations

INDUSTRIAL

M50	Basic Industrial. Allows almost all processing and manufacturing uses. Permits only limited commercial uses. Virtually all uses must be enclosed within buildings.
M52	Limited Industrial. Allows wide range of industrial and commercial uses frequently associated with industrial operations; such as wholesaling, auto and truck repair and administrative and professional offices. Virtually all uses must be conducted within buildings except when outdoor uses are allowed by Use Permit
M54	General Impact Industrial. Allows unenclosed commercial and industrial operations having potential nuisance characteristics such as construction sales and services
M56	Mixed Industrial. Intended to create an industrial area, and a maximum of 5% of each lot to be designated as support commercial area. Generally applied to large areas of 100 or more acres where a unified appearance can be created. A Specific Plan will be required.
M58	High-Impact Industrial. Same as M54, but allows petroleum refining, manufacture of explosives and radioactive materials by Major Use Permit.

AGRICULTURE / OTHER

A70	Limited Agriculture. Intended for crop or animal agriculture. Number of animals allowed is specified by neighborhood regulations.
A72	General Agriculture. Intended for crop or animal agriculture. Number of animals allowed are specified by neighborhood regulations
S80	Open Space. Intended for recreation areas or areas with severe environmental constraints.
S82	Extractive Use. Intended for mining and borrow pits
S88	Specific Plan. Allows limited uses, and after adoption of a specific plan, any use allowed by the specific plan
S90	Holding Area. Used to prevent premature urban or non-urban development until more precise zoning regulations are prepared. Permitted uses are similar to A70. Any temporary use allowed by Major Use Permit
S92	General Rural. A residential and agriculture zone which is intended to provide approximate controls for land which is rugged terrain, watershed, dependent on ground water for a water supply, desert, susceptible to fire and erosion, or subject to other environmental constraints

Comparison of Zones

C34 General Commercial-Residential and C36 General Commercial

Use	C34	C36
<i>Family Residential</i> — The residential occupancy of living units by families on a weekly or longer basis, such as occupancy of dwelling or apartment.	Permitted	Secondary use
<i>Group Residential</i> — The residential occupancy of living units by persons who do not live together as a single housekeeping unit but have a common kitchen facility, such as sorority houses, retirement homes or boarding houses.	Permitted	MUP
<i>Group Care</i> — Services provided in facilities that provide board, room and personal care to 7 or more persons or dependents and neglected children or in facilities authorized to provide day care services, but excluding those uses classified under Child Care Center or Major Impact Services and Utilities. Typical uses include halfway houses, intermediate care facilities, and, day care facilities serving more than 50 persons.	Permitted	Not Permitted
<i>Drive In Commercial Uses</i> — Designed or operated so as to enable persons to receive a service or purchase consumer goods while remaining within a motor vehicle.	ZAP	Permitted
<i>Minor Impact Services</i> — Public utilities which have a local impact on surrounding properties and are necessary to provide essential services, such as electrical and gas distribution substations.	ZAP	Permitted
<i>Small Animal Veterinary</i> — Veterinary services for small animals. Typical uses include pet clinics, dog and cat hospitals or animal hospitals (small animals).	MUP	Permitted
<i>Auto Cleaning</i> — Washing and polishing of automobiles, such as auto laundries or car washes.	Not Permitted	MUP
<i>Light Equipment Repairs</i> — Repair of automobiles and the sale, installation and servicing of automobile equipment and parts but excluding body repairs and painting, such as muffler shops, auto repair garages or auto glass shops.	Not Permitted	Permitted
<i>Farm Equipment Sales</i> — Sale, retail or wholesale and/or rental of farm equipment from the premises together with incidental maintenance, such as farm equipment dealers.	ZAP	Permitted
<i>Undertaking</i> — Undertaking services such as preparing the dead for burial and arranging and managing funerals. Typical uses: funeral homes or mortuaries.	MUP	Permitted
<i>Indoor Sports</i> — Uses conducted within an enclosed building, such as bowling alleys or billiard parlors.	ZAP	Permitted

Use	C34	C36
<i>Limited Spectator Sports</i> — Uses conducted within an enclosed building with a capacity of 500 or less people, such as small theaters or meeting halls.	MUP	Permitted
<i>Self Storage</i> — Storage or warehousing services within a building(s) primarily for individuals to store personal effects and by businesses to store material for operation of an industrial or commercial enterprise located elsewhere.	Not Permitted	MUP
<i>Light Wholesale</i> — Wholesaling, storage and warehousing services within enclosed structures, such as wholesale distributors, storage warehouses or moving and storage firms.	Not Permitted	MUP

ZAP — Zoning Administrative Permit/Minor Use Permit

MUP — Major Use Permit